

### **Capsule Summary for 2 Randall Place (AA-18)**

Built in the period between 1900-1903, the three attached houses at 1, 2 and 3 Randall Place are located on property that was originally part of the large tract of land associated with the Bordley-Randall house. The history of the properties designated 1, 2 and 3 Randall Place illustrates the subdivision of the once large and prominent 18th century Annapolis estates into smaller parcels in the 19th century and the subsequent development of these subdivisions. In addition, the three houses occupy an important site at the intersection of Randall Place, State Circle and Maryland Avenue and are good local examples of the shingle style of architecture.

The three separate, but attached residences were designed together to appear as one large and imposing dwelling. Originally set back from Maryland Avenue, the buildings were altered during the mid-20th century to accommodate individual storefronts that project from the Maryland Avenue elevation of the houses and face this commercial strip.

The second floor and attic level of 2 Randall Place currently serves as a rental apartment entered from Randall Place. The original first floor of the dwelling and store front addition are occupied by a bookstore.

MARYLAND HISTORICAL TRUST  
MD INVENTORY OF HISTORIC PROPERTIES  
ANNAPOLIS SURVEY

Inventory No. AA-18

=====

1. Name of Property

=====

historic name \_\_\_\_\_

other names 2 Randall Court; 2 Randall Place; 88 Maryland Ave.

=====

2. Location

=====

street & number 2 Randall Court not for publication \_\_\_\_\_

city or town Annapolis vicinity \_\_\_\_\_

state Maryland code \_\_\_\_\_ county \_\_\_\_\_ code \_\_\_\_\_

zip code \_\_\_\_\_

=====

3. State/Federal Agency Certification

N/A

=====

4. National Park Service Certification

N/A

=====

5. Classification

=====

Ownership of Property (Check all that apply)

- ☒ private  
☐ public-local  
☐ public-State  
☐ public-Federal

Category of Property (Check only one box)

- ☒ building(s)  
☐ district  
☐ site  
☐ structure  
☐ object

Number of Resources within Property

Contributing      Noncontributing

<u>1</u>	_____	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
<u>1</u>	_____	Total

Is this property listed in the National Register?

Yes ☒ Name of Listing Annapolis Historic District

No \_\_\_\_\_

Maryland Inventory of Historic Properties  
Annapolis Survey  
2 Randall Court  
Anne Arundel County, Maryland

Inventory No. AA-18  
(Page 2)

=====

6. Function or Use

=====

Historic Functions (Enter categories from instructions)

Cat: Domestic Sub: Single Dwelling

Current Functions (Enter categories from instructions)

Cat: Commercial/Domestic Sub: Store/Apartment

=====

7. Description

=====

Architectural Classification (Enter categories from instructions)

Shingle Style

Materials (Enter categories from instructions)

foundation Brick

roof Standing Seam Metal

walls Stucco and shingles over frame

other \_\_\_\_\_

Narrative Description (Describe the historic and current condition of the property.) See Continuation Sheet No. 7-1

Maryland Inventory of Historic Properties  
Annapolis Survey  
2 Randall Court  
Anne Arundel County, Maryland

Inventory No. AA-18  
(Page 3)

=====

8. Statement of Significance

=====

Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- ☐ A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B Property is associated with the lives of persons significant in our past.
- ☒ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.)

- ☐ A owned by a religious institution or used for religious purposes.
- ☐ B removed from its original location.
- ☐ C a birthplace or a grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object, or structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years of age or achieved significance within the past 50 years.

Maryland Inventory of Historic Properties  
Annapolis Survey  
2 Randall Court  
Anne Arundel County, Maryland

Inventory No. AA-18  
(Page 5)

=====

## 9. Major Bibliographical References

=====

(Cite the books, articles, legal records, and other sources used in preparing this form.)

### Articles, Books, Published and Unpublished Resources

Anderson, Elizabeth B. Annapolis: A Walk Through History. Centreville, MD: Tidewater Publishers, 1984.

Anne Arundel County Assessment Records. 1876-1896; 1896-1905; 1904-1910. Maryland State Archives. Record Group C35.

Anne Arundel County Land Records. Anne Arundel County Courthouse and Maryland State Archives, Annapolis, Maryland.

McIntire, Robert Harry. Annapolis Maryland Families. Baltimore: Gateway Press, Inc., 1979.

The Maryland Comprehensive Historic Preservation Plan. Maryland Historical Trust. Department of Economic and Community Development, June 1986.

Papenfuse, Edward. "Southern Urban Society after the Revolution: Annapolis, Maryland, 1782-1786." Final Report for NEH Grant #H69-0-178, Historic Annapolis Foundation, 1969.

Record Group 29 "Records of the Bureau of the Census." 1900, 1910 and 1920 Census; Anne Arundel County, Maryland.

### Maps and Drawings

Bird's Eye View of the City of Annapolis, Chas. Magnus, 1864, Reproduced, 1967.

Gray's New Map of Annapolis, Anne Arundel County, MD., 1877.

Hopkins, G.M. Map of Annapolis, 1878.

Map of Annapolis, Southern Map Company, Baltimore, MD., 1905.

Plan of Annapolis, Geo. H. Shafer, 25 July 1718.

Sanborn Fire Insurance Maps, 1885, 1891, 1896, 1897, 1903, 1908, 1913, 1921, 1930, 1954.

### Photographs

Hayman Collection, 1920ca-1930ca. Record Group SC1406. Annapolis, Maryland: Maryland State Archives.

Mame Warren Collection, 1859-1910. Record Group SC985. Annapolis, Maryland: Maryland State Archives.

Maryland Inventory of Historic Properties  
Annapolis Survey  
2 Randall Court  
Anne Arundel County, Maryland

Inventory No. AA-18  
(Page 6)

=====

10. Geographical Data

=====

Acreage of Property less than 1 acre

Verbal Boundary Description (Describe the boundaries of the property.)

The property designated 2 Randall Court occupies Parcel 1038 on Tax Map 32 of Annapolis.

Boundary Justification (Explain why the boundaries were selected.)

This parcel was originally part of a larger tract of land belonging to 1, 2, and 3 Randall Court and has been associated with the property since the construction of the three attached dwellings on the site between 1900 and 1903.

=====

11. Form Prepared By

=====

name/title Kim Williams & L. Trieschmann/Architectural Historians  
organization Traceries date June 18, 1993  
street & number 372 Thornapple Street telephone (301) 656-2142  
city or town Chevy Chase state MD zip code 20815

=====

12. Property Owner

=====

name Weems-Dodds Partnership (Mr. & Mrs. Phillip Dodd)  
street & number 3 Church Circle, St. 800 telephone \_\_\_\_\_  
city or town Annapolis state MD zip code 21401

=====

MARYLAND INVENTORY OF HISTORIC PROPERTIES  
ANNAPOLIS SURVEY  
CONTINUATION SHEET

Inventory No. AA-18

Section 7 Page 1

2 Randall Court  
name of property  
Anne Arundel County, MD  
county and state

=====

Constructed in the period 1900-1903, the buildings at 1, 2 and 3  
Randall Court are three separate, but attached residences that were

| | |

MARYLAND INVENTORY OF HISTORIC PROPERTIES  
ANNAPOLIS SURVEY  
CONTINUATION SHEET

Inventory No. AA-18

Section 7 Page 1

2 Randall Court

name of property

Anne Arundel County, MD

county and state

=====

Constructed in the period 1900-1903, the buildings at 1, 2 and 3 Randall Court are three separate, but attached residences that were originally designed together to appear as one large and imposing dwelling. The three buildings, which occupy an important site at the corner of Maryland Avenue, State Circle, and Randall Court (historically Randall Place), originally fronted Randall Place and were set back from Maryland Avenue. During the mid-20th century, however, individual storefronts were built to project from the Maryland Avenue elevation of the houses. The second floor and attic level of 1 and 2 Randall Court are currently rental apartments entered from Randall Place, while each of the three stores has a Maryland Avenue entrance and address.

Designed in the shingle style of architecture, the attached houses at 1, 2 and 3 Randall Place are 2-1/2-story frame structures which share a common roof and offer the symmetry and balance of one structure. The three buildings, clad with stucco on the first floor and weathered shingles above, are joined together with undetected seams and appear as a single, long, and horizontal building covered with a cross gable roof. The original Maryland Avenue elevation of the buildings features a central projecting pavilion flanked by end wings, while the Randall Court elevation more clearly defines the three individual structures by three projecting cross gable roofs, each with a projecting brick chimney on center.

The house designated 2 Randall Place is the center building, sandwiched between the two end dwellings. Like 1 Randall Place, this house has been altered to accommodate a store on the first floor and an apartment on the second floor and attic level. Despite floorplan changes and additions, 2 Randall Place retains much of its original door and window trim and moldings.

Because of its central location in the row of dwellings, 2 Randall Place originally had only two exposed elevations: the northwest elevation facing Randall Place and the southeast elevation facing Maryland Avenue. Today, the original Maryland Avenue elevation is obscured by the storefront addition, while the Randall Court elevation remains intact and visible.

Like its neighbors, the northwest (Randall Place) elevation of 2 Randall Place is primarily characterized by the overhanging projecting gable found on each of the three Randall Court elevations of the three houses. This projecting gable, clad with fishscale shingles at the attic level and rectangular shingles on



MARYLAND INVENTORY OF HISTORIC PROPERTIES  
ANNAPOLIS SURVEY  
CONTINUATION SHEET

Inventory No. AA-18

Section 7 Page 2

2 Randall Court

name of property

Anne Arundel County, MD

county and state

the second floor, is located at the north end of the elevation and hangs slightly over the stuccoed first floor below. The south end of this elevational wall originally had a recessed exterior wall on the first floor with a single-story porch, set upon brick piers, extending slightly beyond the projecting gable. This porch supported the all-encompassing gable roof that is so typical of the shingle style, along with its dormer window. Today, the first floor porch on this south end has been enclosed and a second floor addition, which obscures the dormer window, has been built atop the original sweeping gable roofline.

The northwest elevation features pairs of 4/4 windows with plain architrave surrounds on the first floor in both the projecting gable and enclosed porch area. Next to the windows in the enclosed porch is a wood and glass door approached by modern brick stairs and covered by a shed roof which is supported by wood brackets. The second floor of the projecting gable has a set of three 4/4 windows, while the second floor addition above the enclosed porch has a single 4/4 window. The attic level of the projecting gable has a 6-light casement and the dormer window has a 6/6 window.

The original southeast, or Maryland Avenue elevation has been obscured on the first floor by the addition of a storefront, added between 1921 and 1930, but the second and attic floors are still visible. The character-defining feature of this elevation is the central projecting gable meant to unite the three dwellings and have them appear as one. Like the rear projecting gables, this gable hangs over the first floor stuccoed walls and is clad with rectangular shingles on the first floor and fishscale shingles in the attic level. The attic level has a single 8-light casement window on center, while the second floor has two 4/4 windows and a 6-light casement between them.

The interiors of 1, 2 and 3 Randall Place were originally identical, but have been somewhat altered to accommodate new use of space. Like 1 Randall Place, 2 Randall Place has been converted into a store on the original first floor and into an apartment on the second floor level. Originally, the first floor of the dwelling featured a four-room plan with two large front and rear parlors, off of which were a smaller room (probably the kitchen) and stair hall towards the rear. The original entry door opened directly into the front parlor with a corner fireplace, while large double doors provided access to the rear parlor, also with a corner

MARYLAND INVENTORY OF HISTORIC PROPERTIES  
ANNAPOLIS SURVEY  
CONTINUATION SHEET

Inventory No. AA-18

Section 7 Page 2

2 Randall Court

name of property

Anne Arundel County, MD

county and state

the second floor, is located at the north end of the elevation and hangs slightly over the stuccoed first floor below. The south end of this elevational wall originally had a recessed exterior wall on the first floor with a single-story porch, set upon brick piers, extending slightly beyond the projecting gable. This porch supported the all-encompassing gable roof that is so typical of the shingle style, along with its dormer window. Today, the first floor porch on this south end has been enclosed and a second floor addition, which obscures the dormer window, has been built atop the original sweeping gable roofline.

The northwest elevation features pairs of 4/4 windows with plain architrave surrounds on the first floor in both the projecting gable and enclosed porch area. Next to the windows in the enclosed porch is a wood and glass door approached by modern brick stairs and covered by a shed roof which is supported by wood brackets. The second floor of the projecting gable has a set of three 4/4 windows, while the second floor addition above the enclosed porch has a single 4/4 window. The attic level of the projecting gable has a 6-light casement and the dormer window has a 6/6 window.

The original southeast, or Maryland Avenue elevation has been obscured on the first floor by the addition of a storefront, added between 1921 and 1930, but the second and attic floors are still visible. The character-defining feature of this elevation is the central projecting gable meant to unite the three dwellings and have them appear as one. Like the rear projecting gables, this gable hangs over the first floor stuccoed walls and is clad with rectangular shingles on the first floor and fishscale shingles in the attic level. The attic level has a single 8-light casement window on center, while the second floor has two 4/4 windows and a 6-light casement between them.

The interiors of 1, 2 and 3 Randall Place were originally identical, but have been somewhat altered to accommodate new use of space. Like 1 Randall Place, 2 Randall Place has been converted into a store on the original first floor and into an apartment on the second floor level. Originally, the first floor of the dwelling featured a four-room plan with two large front and rear parlors, off of which were a smaller room (probably the kitchen) and stair hall towards the rear. The original entry door opened directly into the front parlor with a corner fireplace, while large double doors provided access to the rear parlor, also with a corner

MARYLAND INVENTORY OF HISTORIC PROPERTIES  
ANNAPOLIS SURVEY  
CONTINUATION SHEET

Inventory No. AA-18

Section 7 Page 3

2 Randall Court

name of property

Anne Arundel County, MD

county and state

=====

fireplace. Today, the front exterior wall of the front parlor has been removed and the room enlarged by the addition of the storefront. Ghosting on the northeast side wall of the room indicates the placement of the original exterior wall. The front parlor retains the corner fireplace, but the original mantel has been replaced with a brick mantel and the original bullseye trim around the door leading into the rear parlor has been replaced by plain molding. Although the rear parlor retains its original bullseye molding around the windows against the back wall and the door leading into the front parlor, the corner fireplace has been covered over and the mantel removed.

Although the original front side room survives relatively intact, the rear stair hall has been altered. This rear stair hall, which provides access to the second floor apartment, has been closed off from the store.

The second floor apartment is reached through Randall Court, via the enclosed porch area and stair hall which have been combined to create a first floor entry vestibule. Quarter-turn stairs in the original location ascend to the second floor apartment, which consists of three rooms: a living room, dining room and kitchen.

The living room and dining room extend from the front to the rear of the house and are connected by a single door opening. This opening is flanked by modern shelves and closets built into the dividing wall. The dining room is located along the southeast front of the house and overlooks Maryland Avenue, while the living room overlooks Randall Court. The living room windows have the original beaded and fluted moldings, while new wood floors have been laid atop the original in all three rooms. The baseboards are original with the half-round shoe molding intact. A small study which opens off of the south side wall of the living room (above the entry vestibule) occupies the second floor addition built atop the original gable roof.

The kitchen, located off of the south wall of the dining room, features a small pantry against the south wall that is set down approximately eight inches from the floor of the kitchen. The pantry has beaded board walls and is the only original feature of this room (original use unknown).

An addition containing an extension to the kitchen and a bath off

MARYLAND INVENTORY OF HISTORIC PROPERTIES  
ANNAPOLIS SURVEY  
CONTINUATION SHEET

Inventory No. AA-18

Section 7 Page 4

2 Randall Court

name of property

Anne Arundel County, MD

county and state

=====

of the dining room was added to the southeast front of the house on this second floor in recent years.

Enclosed stairs lead to the finished attic level which consists of three small rooms set within the cross gable roof. Unlike the second floor, the attic level retains its original 2-1/2" floorboards which run from the front to the back of the house at this level. Fluted and molded window trim like that on the second floor occurs in the attic level.

No access was gained to the basement to 2 Randall Place.

MARYLAND INVENTORY OF HISTORIC PROPERTIES  
ANNAPOLIS SURVEY  
CONTINUATION SHEET

Inventory No. AA-18

Section \_\_\_\_\_ Page \_\_\_\_\_

2 Randall Court

name of property

Anne Arundel County, MD

county and state

=====

**Historic Period Theme:**

Architecture, Landscape  
Architecture and Community  
Planning

**Geographic Organization:**

Western Shore

**Chronological/Developmental Period:**

I n d u s t r i a l / U r b a n  
Dominance, 1870-1930

**Resource Type(s):**

Standing Structure

MARYLAND INVENTORY OF HISTORIC PROPERTIES  
ANNAPOLIS SURVEY  
CONTINUATION SHEET

Inventory No. AA-18

Section \_\_\_\_\_ Page \_\_\_\_\_

2 Randall Court

name of property

Anne Arundel County, MD

county and state

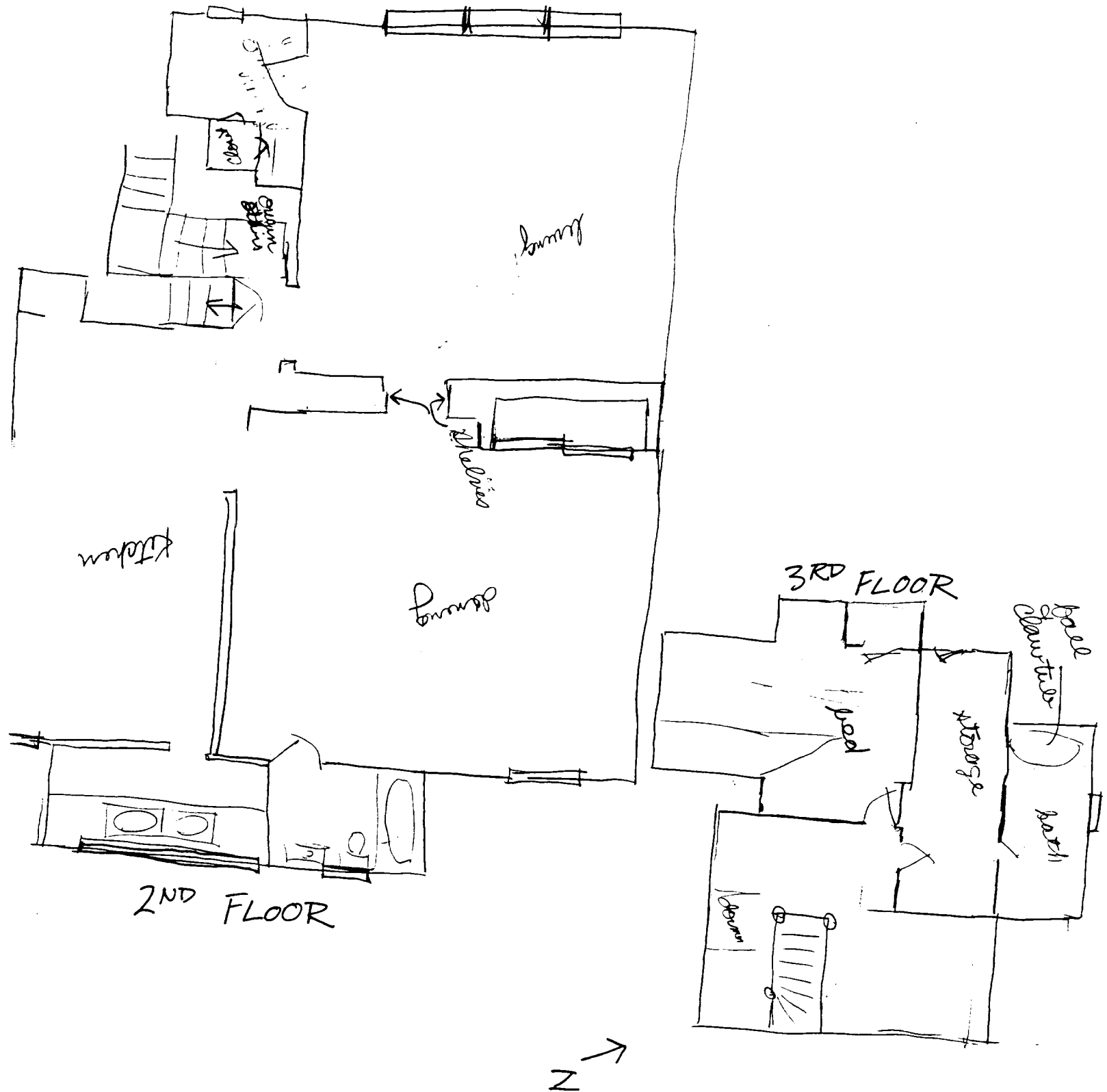
=====

**Chain of Title for 2 Randall Court:**

- Pre 1726: Thomas Bordley's will devises all real estate in Annapolis (except Lots 92, 93, 104, 106 and lot on Francis Street) to son Stephen. Wife Ariana is executor  
Wills L 19 Folio 99
- 1730: Lease to John Wolfe from the Bordleys  
TI #1 Folio 268
- 1730: Mortgage on property between John Wolfe and Daniel Dulaney and John Tunstall  
TI #1 Folio 22
- 1764: Stephen Bordley to his brother John Beale Bordley (real estate) and sister Elizabeth Bordley (house and furnishings)  
Wills L 33 Folio 39
- 1789: Elizabeth Bordley to John Beale Bordley  
Wills JG 1 Folio 107
- 1798: Philip B. Key is a tenant  
Federal Direct Tax f.2
- pre 1801: John Beale Bordley to John Johnson  
Liber NH 16 Folio 607
- 1811: John Johnson gets the title to the land as per Bordley's will  
Liber NH 16 Folio 607
- 1811: John Johnson to William S. Green  
Liber WSG 1 Folio 1
- 1847: Trustee for William S. Green to Alexander Randall  
Liber JHN 2 Folio 440
- 1880: John Wirt, Blanchard, and B. Alexander Randall appointed Executors and Trustees under the Will of Alexander Randall. Equity 1987  
Will BRD 42 Folio 452
- 1897: Randall Trustees to Ellen R. Cheston  
Liber GW 5 Folio 418

- 1901: Ellen R. Cheston to D. Murray Cheston  
Will GW 23 Folio 73
- 1920: Cheston Estate to Katherine Wirt Cheston Haines and  
William J. Haines  
Liber WNW 37 Folio 65
- 1920: Haines to E. John W. Revell, Committee of Agnes C.  
McParlin  
Liber WNW 39 Folio 79
- 1924: Revell to Ethel Sullivan  
Liber WNW 95 Folio 306
- 1942: Ethel Sullivan to Sophia Elbert  
Liber JHH 261 Folio 82
- 1942: Sophia Elbert to Ethel Sullivan Beere and her niece,  
Elizabeth Anne Sullivan  
Liber JHH 261 Folio 83
- 1961: Beere and Sullivan to Margaret and Philip Van Horn Weems  
Liber GTC 1493 Folio 166
- 1965: Margaret and Philip Van Horn Weems to Charles Robbins  
Dodds and Margaret Weems Dodds  
Liber LNP 1933 Folio 267
- 1970: Charles Robbins Dodds and Margaret Weems Dodds to Weems-  
Dodds Limited Partners  
Liber 2403 Folio 256

See



2 Randall Court AA-18

REVISIONS



AA-18



AA-18

2 Randall Court

Annapolis, MD

Tracerails; 6/93

MD SHPO

NW Elevation

1/11



AA-18  
2 Randall Court  
Annapolis, MD  
Tracerres, 6/93  
MD SHPO  
NW Elevation  
2/11



AA-18

2 Randall Court

Annapolis, MD

Traceries, 6/93

MD SHPO

View from SW looking NE

3/11





AA-18

2 Randall Court  
Annapolis, MD

Traceries; 6/93  
MD SHPO

East in SE Elevation (Fronting MD Ave)

4/11



AA-18

2 Randall Court

Annapolis, MD

Tracer 119; 6/93

MD SHPO

SE Elevation between storefront additions  
on 1 and 2 Randall Court

5/11



AA-18

2 Randall Court

Annapolis, MD

Traceries, 6/93

MD SHPO

Detail of gable in SE Elevation

6/11



AA-18

2 Randall Court

Annapolis, MD

Traceries; 6/93

First floor, rear parlor looking NW

MD SHPD

7/11





AA-18

2 Randall Court

Annapolis, MD

Traces; 6/93

MD SHPD

Second floor, NW room

8/11



AA-18

2 Randall Court

Annapolis, MD

Traceres, 6/93

MD SHPO

Second floor kitchen

9/11



AA-18

2 Randall Court

Annapolis, MD

Traces, 6/93

MD SHPO

Second floor, SE room, looking SE

10/11



AA-18

2 Randall Court  
Annapolis, MD

Tracerics; 6/93

MD SHPO

Attic level bedroom

11/11